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- Top Floor
- One Bedroom
- Available NOW
- Council Tax Band \*A\*
- Popular Location
- Close to Local Amenities
- Offered Furnished
- Viewing Recommended







**\*\* Video Tour on our YouTube Channel | [https://youtu.be/k1iEWEx\\_Rwk](https://youtu.be/k1iEWEx_Rwk) \*\***

This one bedroom apartment is AVAILABLE NOW for rent in Sheriff Hill, Low Fell, offered on a FURNISHED basis.

The location of the flat is easily accessible to all local amenities such as shops, services, restaurants, schools, supermarkets, and the beautiful Saltwell Park. Further amenities located in Gateshead and Newcastle city centre are a quick and easy journey away via the nearby A1 motorway and there are also excellent local transport links.

The property briefly comprises:- entrance hall, spacious lounge with feature fireplace, newly fitted kitchen with breakfasting area, three good sized bedrooms, and a family bathroom WC with shower over the bath. Externally there is a secure gated entrance, communal gardens, and off-street parking.

Internal viewings are highly recommended. For more information or to arrange your viewing, please call our Low Fell office on 0191 487 0800.

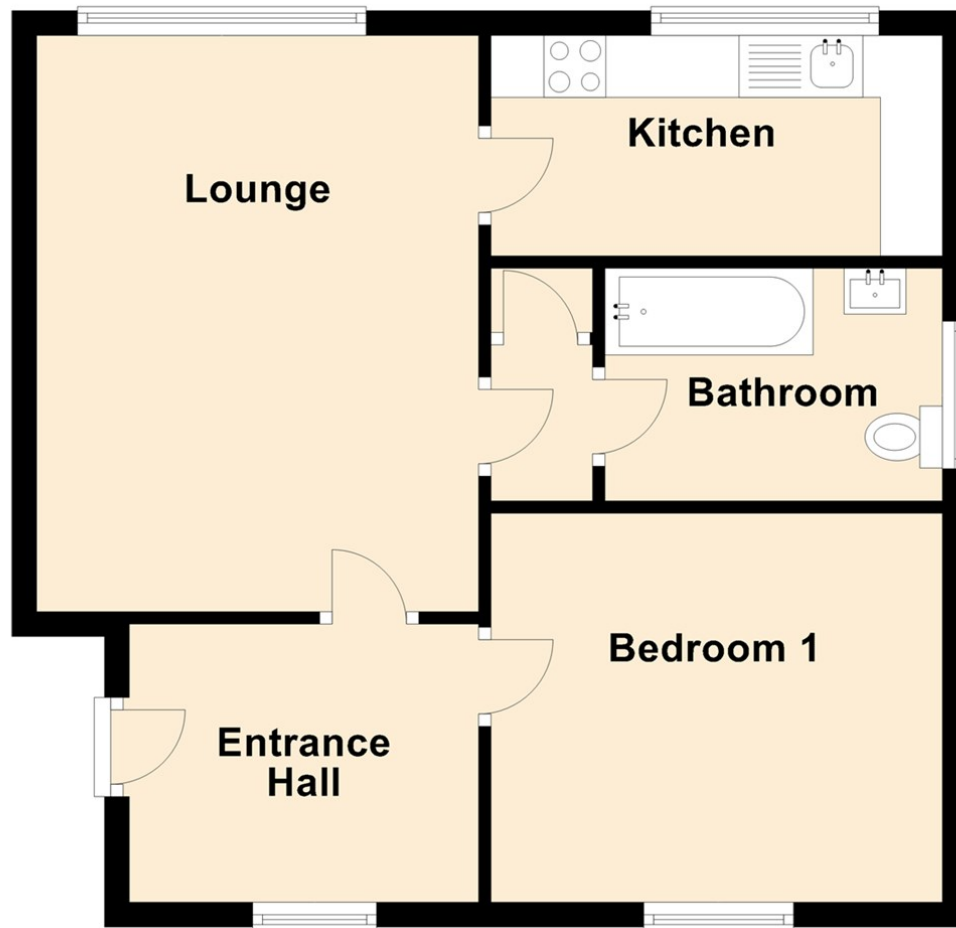
#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*A\*



## Top Floor



### The difference between house and home

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Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
Forest Hall	0191 605 3134
High Heaton	0191 270 1122
Low Fell	0191 487 0800
Tynemouth	0191 257 2000
Whitley Bay	0191 251 3000
Property Management Centre	0191 236 2680